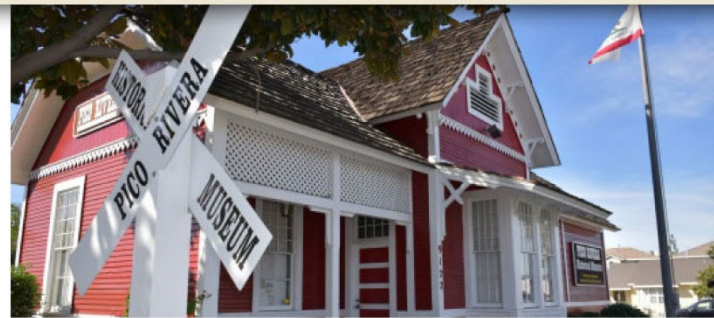




APPENDIX B: CANDIDATE SITES ANALYSIS





Appendix B: Candidate Sites Analysis

A. Candidate Sites Analysis Overview

The Housing Element is required to identify sites by income category to meet the City’s RHNA Allocation. The sites identified within the Housing Element represent the City of Pico Rivera’s ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned or within a commercial zone that permits residential uses at 30 du/ac.

The State Department of Housing and Community Development (HCD) is currently preparing a standardized sites analysis inventory matrix for jurisdictions to complete. This matrix is anticipated to include detailed information on the sites identified to meet the City’s RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Net Acres as defined by the City and in Appendix D)
- Zoning
- Description of Existing Use
- Ownership
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section (**Section 3**) of Pico Rivera’s 2021-2029 Housing Element.

Table B-1 shows the City’s 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Pico Rivera has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of sites that will accommodate the development of housing at up to 40 dwelling units per acre once the City completes the identified program to establish an overlay over identified parcels
- Future development of accessory dwelling units (ADUs)

1. Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

2. Accessory Dwelling Units (ADUs)

As a result of this legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications since 2018. The City has approved 44 ADUs for development in 2019, 46 in 2020, and 56 in 2021. In accordance with State law, ADUs are allowed in all residential zoning districts, including single-family and multi-family.

The City of Pico Rivera has determined based on past performance and HCDs approved methodology that it is appropriate to anticipate the development of 50 accessory dwelling units per year from 2021 to 2029



for a total of 400 ADUs. This is a conservative estimate based on the City’s past experience with developing ADUs. In accordance with the programs established in Section 4, the City will monitor development of ADUs at each income level. The affordability assumptions made regarding ADUs are in compliance with SCAG and HCD’s guidance based on surveys of existing ADUs in the region.

Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	299	146	149	430	1,024
RHNA Credit (Units Built)	--	--	--	--	--
Total RHNA Obligations	299	146	149	430	1,024
Sites Available					
R-40 Mixed-Use Overlay	239		371	722	1,332
Accessory Dwelling Unit Production	272		8	120	400
Total Sites Available	511		379	842	1,732
Potential Unit Surplus	66		230	412	708

B. Very Low- and Low-Income Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City of Pico Rivera’s very low and low income RHNA need. A full list of these sites is presented in **Table B-4**.

The City of Pico Rivera has identified sites with capacity to accommodate the City’s 2021-2029 RHNA. This capacity is based on existing zoning and does not require the City to complete rezones in order to add capacity to what currently exists. The City has identified 69 parcels within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones which can accommodate the 2021-2029 RHNA allocation. In order to accommodate residential uses at the required densities, the City is creating a Mixed-Use Overlay to permit residential uses up to 40 dwelling units per acre and applying the overlay to the identified sites.

The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. The City does not have access to lease structures as these are private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

As shown below, the City has a past history of developing residential uses within non-residential zones that have existing uses. In most instances, redevelopment of sites zoned for non-residential uses under the existing mixed-use overlay have resulted in primarily residential projects. The City also has significant interest in several sites and continues to have discussions with property owners and developers as to the likelihood and timing of redevelopment of these sites.



1. Redevelopment of Non-Vacant Sites for Residential Uses

The City does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at those income levels, the City has identified candidate housing sites within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones. The City has also evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-2**. The City’s analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-4**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table B-4**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed within non-residential zones within Pico Rivera:

Table B-2: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8421 Telegraph Blvd	12	C-G	Small commercial building with surface parking spaces	The project is a fully residential project consisting of 12 apartment units on a 6,240 square foot lot. The project received approval for rezoning to allow the construction of 12 units. The project is in construction and estimated to be completed in Spring 2021. The project is located on a commercial corridor and illustrates recent development of residential uses within existing commercial areas.
4139 Rosemead Blvd	6	C-G	Single-family residence with large vacant lot on a commercially zoned parcel.	The project consists of three duplexes on three separate lots approximately 3,000 square foot in size each for a total of 6 dwelling units. With a zoning of C-G, a maximum of 6 dwelling units are permitted. The corridor is primarily commercial in nature, many of which are outdated or have not been renovated recently.



Table B-2: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8825 Washington Blvd	255	PF (MU Overlay)	Nightclub and restaurant on a commercially zoned property.	<p>The proposed project is a mixed-use, six-story building consisting of 255 rental dwelling units on a 2.8-acre site. This equates to a density of approximately 91 du/ac. This demonstrates that properties within Pico Rivera can achieve the maximum allowable density (and higher pending a Specific Plan or Density Bonus) while maintaining commercial uses.</p> <p>During the 5th Cycle Housing Element, the properties were zoned with the City's existing mixed use overlay which allowed for standalone residential development.</p>

While these projects do not contain affordable units, they show that the City has a past performance of developing residential units within non-residentially zoned areas. To accommodate the potential that the identified candidate housing sites do not redevelop as anticipated, the City has made the following conservative assumptions which serve to create a realistic framework which accommodates the City's RHNA allocation:

- A 35% redevelopment potential factor has been applied to all sites (with the exception of the school site located at 8736 Ibsen Street). This factor takes into consideration the potential that a site will redevelop partially for housing under the mixed-use overlay and keep existing non-residential uses on site as well.
- It is assumed that 20% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- It is assumed that 30% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- The remaining units are anticipated to redevelop at the above moderate income category.

In making conservative assumptions and providing appropriate research into candidate housing sites, the City of Pico Rivera has demonstrated a sites strategy with flexibility to accommodate future growth with maintaining a balance of uses. Additionally, the **Housing Plan** section outlines actions the City will take to promote the development of affordable units during the planning period.



Sites were selected based on their realistic viability to accommodate lower income housing within the 2021-2029 planning period. The City of Pico Rivera identified a strategy to locate housing along major corridors within its RHNA appeal which was approved by the Southern California Association of Governments (SCAG). The appeal was successful based on the City’s adjacency to the Whittier Narrows Dam and a recent U.S. Army Corps of Engineer report indicating the potential impact to the City should potential failure or maximum capacity occur. SCAG agreed that the City should plan for future housing by identifying sites along or near major evacuation corridors to expedite evacuation of residents in the event of an emergency. The City’s full appeal can be found on SCAG’s website under “6th Cycle RHNA Appeals Filed.”

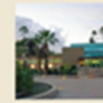
Pico Rivera is almost entirely built out, with much of the land dedicated to public facilities, including major drainage ways and other critical regional infrastructure. The majority of sites identified within the housing element are on non-vacant parcels. As shown in the previous section, the City has a history of developing residential units on non-vacant parcels.

Figure B-1 shows the locations of all parcels identified to meet the City’s lower income RHNA need.

2. Redevelopment of Small Sites

The City’s inventory contains some sites which are smaller than 0.5 acres in size.

APN	Unique ID	Address	Proposed Zoning	Size (ac)	Use Description
5272-023-024	12	8914 Beverly Blvd	R40-OV	0.43	This property is the site of an auto repair shop with a surface parking lot for vehicle storage. The property is anticipated to be consolidated with the larger shopping center at the corner of Beverly Boulevard and Rosemead Boulevard. This includes APNs 5272-023-017 and 5272-023-027 (Site ID 11 and 13). Sites 11 and 13 share common ownership which may increase the likelihood of redevelopment of this grouping of parcels.
5272-023-030	14	4425 Rosemead Blvd	R40-OV	0.26	Anticipated to be consolidated with APN 5272-023-031 (Site ID 15 and 0.62 acres in size) which is directly adjacent and shares common ownership and an existing commercial use.
6378-029-802	47	N/A	R40-OV	0.12	Anticipated to be consolidated with APN 6378-029-801 (Site ID 46 and



					0.58 acres in size) which is directly adjacent and shares common ownership and an existing commercial use and large parking lot.
6379-034-024	49	9437 Washington Blvd	R40-OV	0.43	The inventory assumes potential consolidation of adjacent parcels within the existing shopping center separate from the existing gas station. These are APNs 6379-034-024, 6379-034-025, 6379-034-026 (Sites 49, 50, and 51). Onsite signage and an internet desktop review indicates that some of these building are largely vacant.
6379-034-025	50	6750 Passons Blvd	R40-OV	0.30	
6382-021-038	56	9335 Slauson Ave	R40-OV	0.45	The inventory assumes potential consolidation of adjacent parcels within the existing shopping center. These are APNs 6382-021-036, 6382-021-038, 6382-021-040, 6382-021-041 (Sites 55 through 58). This is one existing shopping center with one ownership and shared parking uses This grouping of sites excludes the separate parcel containing McDonalds which is unlikely to redevelop.
6382-021-041	58	9335 Slauson Ave	R40-OV	0.08	

3. Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Pico Rivera.

4. Market Trends and Demand Analysis

In addition to an on-the-ground existing use analysis, the City of Pico Rivera has market conditions to facilitate the redevelopment of non-vacant sites for residential. A California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Los Angeles County is just 18.9 days in the last four years (2017-2021) and just 13.6 days in the last two years. Additionally, according to the CAR Current Sales and Price Statistical Survey, the average cost of a home for sale in Los Angeles County increased by 22 percent from 2020-2021 (\$624,811 in 2020 to \$726,306 in 2021). Both indicators signify an increased market demand for new housing.



As Table B-3 shows, the median cost of land per square foot in the City of Pico Rivera is lower than neighboring jurisdictions. A market analysis of vacant land sold between 2019 and 2022 shows that the cost per square footage of land in Pico Rivera is lower than neighboring jurisdictions. As Pico Rivera is mostly built out, these lower figures also represent a lower number of vacant lots sold over the past three years.

Jurisdiction	Median Lot Size (SF)	Median Land Cost	Median Cost per SF
Pico Rivera	7,567	\$240,000	\$40.2
Whittier	23,229	\$830,000	\$45.5
Downey	16,988	\$867,500	\$49.2
Montebello	9,700	\$470,000	\$45.7

*Source: Zillow.com market search, Accessed January 7, 2022.
Kimley-Horn estimates of vacant properties sold between 2019 and 2022 in each jurisdiction.*

5. Redevelopment Opportunity by Site Type

There is a total of 59 nonvacant sites identified to accommodate low and very low income housing. The City of Pico Rivera cannot accommodate 50 percent of lower income housing on vacant sites and therefore provides the additional analysis below to display the feasibility of residential development of the nonvacant sites identified.

Existing Commercial Uses

There are 50 parcels with existing commercial uses. The commercial uses on these sites include strip malls, office buildings, single-use retail and dining, as well as multi-use business and commercial offices. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (Table B-4). Most of the sites identified include aging strips malls with vacant buildings or expiring leases and small single retail spaces with majority surface parking on the lot. Market trends show that consumers have generally shifted online commercial uses and business have vacated in office leases to continue working from home due to the COVID-19 Pandemic. A Forbes Report of a Business insider study notes that in the United States over 12,000 stores closed in 2020 not including small businesses like restaurants which may amount to many times this number. This follows record store closings in 2019 of more than 9,300, which follows previous record closures about 8,000 in 2017, long before COVID-19 as on-line retail progressed over the last five years. The changing demographics of commercial retail and business uses in cities create ripe opportunity for development for housing, which is highly needed and in high development demand in Southern California.

Additionally, projects shown in Table B-2 are the most recent example of redevelopment of commercial retail sites. The project analysis shows that through the use of city programs redevelopment for residential on previously nonresidential sites is feasible and there are multiple avenues to pursue this type of redevelopment.

Public Facilities

There are 3 parcels with existing public facilities uses. These parcels make up the long-closed Pio Pico Elementary School which consists of 9 permanent structures, open play areas, large areas of grass, and large surface parking lot. The school has been closed for many years and is a prime site for redevelopment



for residential uses. Adjacent uses to the site include single-family residential neighborhoods and a house of worship.

Existing Industrial Uses

There are 6 parcels with existing industrial uses. The industrial uses on these sites include auto repair shops, vehicle storage lots, and public storage facilities. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (Table B-4). Industrial uses require few on or off-site improvements and are generally connected to the City’s transportation grid.

Existing Surface Parking

There are 2 parcels with existing surface parking uses. Each of the sites has been evaluated on an individual basis to show existing use, potential for buildout based on floor-area-ratio or density, and remaining capacity (Table B-4). Surface parking in commercial districts where retail demands are slowing are prime opportunities for redevelopment. Additionally, as the City continues to invest in smart growth practice, investment into various types on transportation will lessen the reliance on cars. Additionally, through redevelopment, parking can be replaced in varying forms to create more efficient and practical use on existing sites.

6. Replacement Analysis

Of all the nonvacant sites (identified to accommodate the lower income RHNA), none have existing residential units. Table B-4 contains a detailed description of their uses. Therefore, there are no existing residential units that would not be displaced by the City’s capacity assumptions and no replacement program or analysis is required.

7. Infrastructure Availability

As discussed in Section 3, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

C. Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet Pico Rivera’s moderate and above moderate income RHNA need.

1. Selection of Sites

For the 2021-2029 planning period, the City’s RHNA allocation is 149 for moderate income site and 430 for above moderate-income sites. The City anticipates growth to meet the moderate and above moderate income need to come in existing non-residentially zoned areas (that are planned to permit residential development as a primary use) through the development of new units and through the development of accessory dwelling units (ADUs).



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Approximately 128 units towards the City's moderate and above moderate-income RHNA need are anticipated to be accommodated through the development of ADUs throughout the community. This is based on the methodology described within **Section 3** and incorporates guidance from HCD's Housing Element Site Inventory Guidebook and the Southern California Association of Governments (SCAG) affordability studies.

Sites to meet the City's moderate and above moderate-income RHNA need were identified based on an analysis of each site's potential, once overlays are put in place per **Program 4A**, to accommodate future housing growth. When identifying sites, the City considered existing on-site uses, proximity to major arterials and evacuation routes, owner and developer interest, and known on-site constraints.



Figure B-1: Map of Identified Sites (All Income Levels)





6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





6th Cycle Housing Element (2021-2029)



Table B-5: Sites to Accommodate RHNA

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
1	5272-004-035	C-C	C - Commercial	R40-OV	0.62	0.62	8540 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	7	1	2	4	-	-	The corner property is the site of a paved vacant lot. Adjacent uses include single-family residences.
2	5272-005-012	C-C	C - Commercial	R40-OV	0.68	0.68	8642 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	8	1	2	5	2,396.0	27,126.7	The property is the site of a paved vacant lot with 2 structures. Adjacent uses include a 7-Eleven and surface parking, single-family residences, and a large vacant lot.
3	5272-005-045	C-C	C - Commercial	R40-OV	0.43	0.43	8554 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0	5	1	1	3	5,278.7	13,247.0	The corner property is the site of 2 vacant structures and a large surface parking lot. Adjacent uses include a large vacant lot and single-family residences.
4	5272-017-019 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.90	0.90	4335 ROSEMEAD BLVD	DUS SAMARTHA REAL ESTATE LLC	35	0.35	0	10	2	3	5	13,055.5	25,940.1	The property is the site of the Epic Hotel, an older hotel with some recent improvements and large surface parking lot. Adjacent uses include single- and multi-family residences, a gas station, a dry cleaning business, and small restaurant.
5	5272-018-900	P-F	PF - Public Facility	R40-OV	5.51	5.51	IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	192	38	57	97	35,989.6	203,826.8	The property is the site of Pio Pico Elementary School which has been closed for many years. Property consists of 9 permanent structures, open play areas, large areas of grass, and a large surface parking lot. Adjacent uses include single-family residences and St. Francis Xavier Catholic Church.
6	5272-018-901	S-F	PF - Public Facility	R40-OV	0.12	0.12	IBSEN ST	PICO RIVERA CITY	35	1	0	4	0	1	3	-	-	See 5272-018-900.
7	5272-018-902	S-F	PF - Public Facility	R40-OV	1.03	1.03	8736 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	36	7	10	19	-	-	See 5272-018-900.
8	5272-018-903	S-F	PF - Public Facility	R40-OV	1.03	1.03	8804 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0	36	7	10	19	-	-	See 5272-018-900.



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Table B-5: Sites to Accommodate RHNA

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
9	5272-022-024 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.98	0.98	8923 BEVERLY BLVD	DOERGES MARY E VICTOR L SLOAN DECD TRUST	35	0.35	0	12	2	3	7	-	-	The property is the site of a dry-cleaning business and a restaurant with a large surface parking lot. Adjacent uses include single-family residences, smaller commercial businesses, the Epic Hotel, and a gas station.
10	5272-022-025 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.61	0.61	8957 BEVERLY BLVD	TOGOOD JOYCE A COSTRUSTEE ET AL JOYCE A TOGOOD TRUST	35	0.35	0	7	1	2	4	-	-	The corner property is the site of a Mobile gas station. Adjacent uses include the Epic Hotel, a dry-cleaning business, and a small restaurant.
11	5272-023-017 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.57	0.57	8922 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0	6	1	1	4	12,836.6	12,018.4	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include a strip mall, auto repair shop, and single-family residences.
12	5272-023-024 ⁽¹⁾ ₍₂₎	C-G	C - Commercial	R40-OV	0.43	0.43	8914 BEVERLY BLVD	ALMAGOR FREDERIC D ALMAGOR TRUST	35	0.35	0	5	1	1	3	2,543.4	15,959.3	This property is the site of an auto repair shop with a surface parking lot for vehicle storage. Adjacent uses include a grocery store and single-family residences.
13	5272-023-027 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.64	0.64	8924 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0	7	1	2	4	10,295.4	17,652.2	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include a grocery store, a U-Haul rental business, and single-family residences.
14	5272-023-030 ⁽²⁾	C-G	C - Commercial	R40-OV	0.26	0.26	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0	3	0	0	3	-	-	The corner property is the site of a U Haul, a truck rental business. Adjacent uses include a strip mall and single-family residences.
15	5272-023-031 ⁽²⁾	C-G	C - Commercial	R40-OV	0.66	0.66	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0	8	1	2	5	-	-	See 5272-023-030.
16	5272-029-011 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.72	0.72	4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0	8	1	2	5	-	-	The property serves as the parking lot for the auto repair business located at 4525 Rosemead Boulevard. Adjacent uses include single-family residences and a medical office.
17	5272-030-028 ⁽²⁾	C-G	C - Commercial	R40-OV	0.72	0.72	4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0	8	1	2	5	17,965.4	13,282.9	The property is the site of an auto body repair business with a large surface parking lot (5272-029-011). Adjacent uses include single-family residences and a small restaurant with a drive-thru and surface parking lot.



6th Cycle Housing Element (2021-2029)



Table B-5: Sites to Accommodate RHNA

Note: 1. Sites used in previous housing element update cycles subject to by-right per Housing Program 4D.
2. An analysis of small sites identified in the City's inventory is shown in Table B-3.

ID	PARCEL NUMBER	CITY ZONING CODE	GP	Overlay	GROSS ACREAGE	NET ACREAGE	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Existing Units	Total Potential Units	Low/Very Low	Moderate	Above Moderate	Existing Building SF	Remaining Lot SF Potential	Notes
18	6368-005-028	I-G	I - General Industrial	R40-OV	0.56	0.56	7801 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO	35	0.35	0	6	1	1	4	2,311.1	22,099.2	The corner property is the site of a tire and auto body repair business, Capital Tire Center, with a large surface parking lot. Adjacent uses include a large truck yard/lot.
19	6368-005-042	I-G	I - General Industrial	R40-OV	5.43	5.43	7925 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO RIVERA	35	0.35	0	66	13	19	34	26,146.6	210,142.1	The property is the site of a large truck yard/lot. Adjacent uses include Capital Tire Center, An El Rancho Unified School District Building and large surface parking lot, and train tracks. Multi-Family residences are located across the street on Rosemead Blvd.
20	6369-002-012	I-G	I - General Industrial	R40-OV	3.61	3.61	8340 WASHINGTON BLVD	PUBLIC STORAGE INC	35	0.35	0	44	8	13	23	80,542.6	76,590.1	The property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the two main storage buildings. Adjacent uses include distribution warehouses and undeveloped open space. Multi-family residences and a gas station are located directly across the street on Washington Blvd.
21	6370-013-014 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.64	0.64	6605 ROSEMEAD BLVD	PATEL RAJESH & ANJANA PEMA NILESH & RADHA	35	0.35	0	7	1	2	4	-	-	The property is the site of a large vacant lot in between a motel and residential care facility. Other adjacent uses include single-family residences.
22	6370-013-021 ⁽¹⁾	C-C	C - Commercial	R40-OV	0.77	0.77	6623 ROSEMEAD BLVD	PATEL HARISH D AND SARDA H TRS F C AND M K TOMLINSON LLC	35	0.35	0	9	1	2	6	9,788.6	23,735.3	The property is the location of a motel built in 1961. Adjacent uses include a large vacant lot, single-family residences, and a commercial strip mall center with a large surface parking lot.
23	6370-013-032	C-C	C - Commercial	R40-OV	0.72	0.72	6505 ROSEMEAD BLVD	PICO RIVERA VILLAS LLC	35	0.35	0	8	1	2	5	6,721.7	24,779.1	This corner property serves as a location for an office building. Adjacent uses include single-family residences and an Adult Residential Facility.
24	6370-022-025	C-C	C - Commercial	R40-OV	1.16	1.16	8605 WASHINGTON BLVD	LAGUNA PROPERTIES LLC	35	0.35	0	14	2	4	8	14,308.5	36,047.4	The property is the site of a retail shoe store with a large surface parking lot. The site is surrounded by Phaeton Ave. and Bollenbacher Dr. and a small access road connecting the two. Nearby uses include single-family residences and a small strip mall with a surface parking lot.



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25	6370-024-033 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.63	0.63	8701 WASHINGTON BLVD	HOULE DIANE N JASIN CO TR R AND D HOULE TRUST	35	0.35	0	7	1	2	4	11,987.5	15,427.3	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot. Adjacent uses include multi- and single-family residences, and a Wells Fargo with a drive-thru.
26	6370-025-009 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.87	0.87	8737 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0	10	2	3	5	8,131.1	29,846.2	The property is the site of a Wells Fargo Bank with a drive-thru and large surface parking lot. Adjacent uses include a small strip mall with a surface parking lot, multi- and single-family residences, and surface parking for El Rodeo De Pico Rivera restaurant and nightclub.
27	6370-027-014 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.58	0.58	8809 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0	7	1	2	4	-	-	The property is the site of a large surface parking lot for Wells Fargo Bank. See 6370-025-009.
28	6370-027-018 ⁽¹⁾	C-G	C - Commercial	R40-OV	2.85	2.85	8825 WASHINGTON BLVD	MERCURY BOWL LLC AND GREEN RIVERA LLC	35	0.35	0	34	6	10	18	35,456.1	88,562.6	The property is the site of El Rodeo De Pico Rivera restaurant/nightclub and large surface parking lot space. Adjacent uses include LA Fitness gym, surface parking for Pico Rivera Marketplace, parking for Wells Fargo Bank, and single-family residences.
29	6370-027-021	C-G	C - Commercial	R40-OV	8.22	8.22	8913 WASHINGTON BLVD	PICO RIVERA HOLDINGS LVT LLC FRESH AND EASY MARKET LESSEE	35	0.35	0	100	20	30	50	89,357.7	268,696.0	Pico Rivera Marketplace. The property is the site of an LA Fitness gym, retail stores, and restaurants with a large surface parking lot. The property has 6 separate structures. Adjacent uses include a Wienerschnitzel fast food restaurant, El Rodeo De Pico Rivera and its surface parking, as well as single-family residences.
30	6371-001-026 ⁽¹⁾	C-G	C - Commercial	R40-OV	2.65	2.65	6101 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DE LL	35	0.35	0	32	6	9	17	31,297.6	84,009.6	The property is the site of a small shopping center consisting of various restaurants, a gym, and a large "Chuck E. Cheese's" restaurant with a large surface parking lot. See 6371-001-027. Adjacent uses include single-family residences, DD's Discounts, a commercial strip mall.
31	6371-001-027 ⁽¹⁾	C-G	C - Commercial	R40-OV	2.53	2.53	6003 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DE LL	35	0.35	0	30	6	9	15	29,126.1	80,871.1	The property is the site of a small shopping center consisting of a restaurant and a "DD's Discounts" store with large surface parking lot. See 6371-001-026. Adjacent uses include



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																		single-family residences, the continued strip mall, and surface parking.
32	6377-003-032	CPD	C - Commercial	R40-OV	4.99	4.99	9100 WHITTIER BLVD	BRIDGES AMERICA FOUNDATION L P	35	0.35	0	61	12	18	31	62,220.6	155,081.4	The property is the site of a large Superior Grocers, a grocery store with large surface parking lot. Located within a larger shopping center. Adjacent uses include fast food restaurants, strip mall commercial uses, a Dollar Tree store, and large surfacing parking lot.
33	6377-003-033	CPD	C - Commercial	R40-OV	1.20	1.20	9050 WHITTIER BLVD	CROSSROADS PLAZA LP	35	0.35	0	14	2	4	8	18,546.8	33,875.6	The property is the site of a small strip consisting of restaurants and a mix of businesses with large surface parking lot. See 6377-003-032.
34	6377-003-036	CPD	C - Commercial	R40-OV	0.80	0.80	5006 ROSEMEAD BLVD	MINTZ MARK M MARK AND LAUREN MINTZ TRUST	35	0.35	0	9	1	2	6	9,605.2	25,349.9	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot. See 6377-003-032.
35	6378-017-001 ⁽¹⁾	C-G	C - Commercial	R40-OV	1.96	1.96	6508 ROSEMEAD BLVD	UNION BUILDING CORP	35	0.35	0	24	4	7	13	14,524.3	70,795.0	The property is the site of a United Auto Workers, a labor union building with a large surface parking lot. Adjacent uses include Knights Inn Pico Rivera and single-family residences.
36	6378-017-004 ⁽¹⁾	C-G	C - Commercial	R40-OV	4.43	4.43	6540 ROSEMEAD BLVD	LIN AND SONS INVESTMENT INC	35	0.35	0	54	10	16	28	36,187.2	156,529.9	The property is the site of the Knights Inn, a hotel with a large surface parking lot. Adjacent uses include a Water District building, single-family residences, and a labor union building.
37	6378-019-019 ⁽¹⁾	C-G	C - Commercial	R40-OV	0.62	0.62	6750 ROSEMEAD BLVD	BRADLEY PAUL E JR & STEVE S	35	0.35	0	7	1	2	4	4,189.0	22,979.1	The corner property is the site of Jack in the Box, a drive through restaurant with a large surface parking lot. Adjacent uses include restaurants and surface parking lots.
38	6378-019-037 ⁽¹⁾	C-G	C - Commercial	R40-OV	1.25	1.25	9055 WASHINGTON BLVD	NAZIRI JACOB CO TR ET AL TERMECHI K	35	0.35	0	15	3	4	8	9,729.5	44,655.1	The corner property is the site of a small strip mall consisting of a laundromat, dental office, and liquor store with large surface parking lot and vacant area in rear. Adjacent uses include commercial offices and a large surface parking lot, and multi-family residences and surface parking.



6th Cycle Housing Element (2021-2029)



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39	6378-019-052 ⁽¹⁾	C-G	C-Commercial	R40-OV	0.54	0.54	9033 WASHINGTON BLVD	MACKEL LAWRENCE O	35	0.35	0	6	1	1	4	6,658.8	16,681.2	The property is the site of a vacant 2-story office building with a large surface parking lot. Previous tenants were health related. Adjacent uses include a restaurant with a large surface parking lot, a small strip mall, and multi-family residences.
40	6378-019-053 ⁽¹⁾	C-G	C-Commercial	R40-OV	0.55	0.55	9049 WASHINGTON BLVD	TERMECHI KAMROUZ CO TR NAZIRI PEYMAN	35	0.35	0	6	1	1	4	6,502.9	17,426.4	The property is the site of a large building with health-related tenants and a large surface parking lot. Adjacent uses include another 2-story office building with a large surface parking lot, a small strip mall, and multi-family residences.
41	6378-019-058 ⁽¹⁾	C-G	C-Commercial	R40-OV	0.72	0.72	6730 ROSEMEAD BLVD	PICO RIVERA LLC	35	0.35	0	8	1	2	5	4,769.2	26,572.5	The property is the site of a vacant building with a large surface parking lot. Previous tenant was a Sizzler's restaurant. Adjacent uses include restaurants with surface parking lots.
42	6378-019-071 ⁽¹⁾	C-G	C-Commercial	R40-OV	0.69	0.69	6722 ROSEMEAD BLVD	KING TACO RESTAURANT INC	35	0.35	0	8	1	2	5	5,702.7	24,286.4	The property is the site of King Taco, a restaurant with a large surface parking lot. Adjacent uses include a strip mall, restaurant, and multi-family residences with surface parking lots.
43	6378-019-072 ⁽¹⁾	C-G	C-Commercial	R40-OV	1.40	1.40	6620 ROSEMEAD BLVD	MKC PROPERTIES INC	35	0.35	0	17	3	5	9	23,479.9	37,673.8	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot. Two separate structures. Adjacent uses include multi-family residences with surface parking and a restaurant with surface parking.
44	6378-020-026	C-C	C-Commercial	R40-OV	0.75	0.75	9107 WASHINGTON BLVD	SCI CALIFORNIA FUNERAL SERVICES	35	0.35	0	9	1	2	6	11,370.3	21,421.1	The property is the site of a funeral home with large surface parking lot. Adjacent uses include single-family residences and a small strip mall with surface parking across the street along Bequette Ave.
45	6378-029-022 ⁽²⁾	C-G	C-Commercial	R40-OV	0.52	0.52	9337 WASHINGTON BLVD	WEST INVESTMENTS LLC	35	0.35	0	6	1	1	4	6,584.7	16,012.2	The corner property is the site of a retail store with a surface parking lot. Adjacent uses include the City of Pico Rivera Parks & Recreation Department and a communications utilities building.
46	6378-029-801 ⁽²⁾	C-G	C-Commercial	R40-OV	0.58	0.58	9317 WASHINGTON BLVD	GTE CALIF INC	35	0.35	0	7	1	2	4	11,559.5	13,754.4	The property is the site of Frontier Communications, a telecommunications provider with large surface parking lot. Adjacent uses include a convenience store,



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																		the City of Pico Rivera Parks & Recreation Department, and single-family residences across the street.
47	6378-029-802 ⁽²⁾	C-G	C - Commercial	R40-OV	0.12	0.12		GTE CALIF INC	35	0.35	0	1	0	0	1	2,868.3	2,289.8	The property is the site of a utility easement for Frontier Communications, a telecommunications provider. See 6378-029-801.
48	6378-029-900 ⁽²⁾	C-G	C - Commercial	R40-OV	0.62	0.62	6767 PASSONS BLVD	PICO RIVERA CITY	35	0.35	0	7	1	2	4	7,430.8	19,538.2	The property is the site of The City of Pico Rivera Parks and Recreation Department with large surface parking lot. Adjacent uses include a convenience store, communications utilities building, surface parking, and single-family residences.
49	6379-034-024 ⁽²⁾	C-G	C - Commercial	R40-OV	0.43	0.43	9437 WASHINGTON BLVD	MORIARTY THADDEUS J JR CO TR STEWARD DALE	35	0.35	0	5	1	1	3	2,871.1	15,982.3	The property is the site of a drive through liquor/convenience store with a large surface parking lot. Adjacent uses include a strip mall with commercial retail uses, single-family residences, and a Shell gas station and car wash.
50	6379-034-025 ⁽²⁾	C-G	C - Commercial	R40-OV	0.30	0.30	6750 PASSONS BLVD	FIRST HOLDINGS LLC	35	0.35	0	3	0	0	3	6,171.6	7,028.7	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front. Adjacent uses include a Shell gas station and car wash, single-family residences, and a liquor/convenience store with surface parking.
51	6379-034-026 ⁽²⁾	C-G	C - Commercial	R40-OV	0.69	0.69	6758 PASSONS BLVD	D AND L PROPERTIES INC	35	0.35	0	8	1	2	5	11,461.2	18,586.8	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front. See 6379-034-025.
52	6379-034-027 ⁽²⁾	C-G	C - Commercial	R40-OV	0.84	0.84	9411 WASHINGTON BLVD	TESORO SOUTH COAST COMPANY LLC	35	0.35	0	10	2	3	5	5,249.7	31,386.7	The corner property is the site of Shell, a gas station with a convenience store, a car wash, and a large surface parking lot. Adjacent uses include a strip mall with commercial retail uses, a convenience/liquor store, and surface parking.
53	6381-014-007	C-C	C - Commercial	R40-OV	0.92	0.92	7226 ROSEMEAD BLVD	BHAKTA GOKAL M & URMILA	35	0.35	0	11	2	3	6	13,978.3	26,045.9	The corner property is the site of America's Best Value Inn, a hotel with a large surface parking lot. Adjacent uses include Colonial



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																		Gardens Nursing Home and single-family residential.
54	6382-018-029	I-L	LI - Light Industrial	R40-OV	1.96	1.96	9011 BERMUDEZ ST	STORAGE EQUITIES PS PARTNERS	35	0.35	0	24	4	7	13	38,443.0	46,869.4	The corner property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the five storage buildings. Adjacent uses include an office building and distribution warehouses. Multi-family residences are located directly across the street on Rosemead Blvd.
55	6382-021-036 ⁽²⁾	C-G	C - Commercial	R40-OV	0.62	0.62	9315 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	7	1	2	4	2,360.5	24,841.0	See 6382-021-040.
56	6382-021-038 ⁽²⁾	C-G	C - Commercial	R40-OV	0.45	0.45	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	5	1	1	3	3,637.7	16,001.5	See 6382-021-040.
57	6382-021-040 ⁽²⁾	C-G	C - Commercial	R40-OV	1.28	1.28	9311 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	15	3	4	8	24,479.2	29,435.9	The property is the site of a strip mall consisting of restaurants and a mix of businesses with large surface parking lot. 3 structures. Adjacent uses include fast food restaurants and surface parking.
58	6382-021-041 ⁽²⁾	C-G	C - Commercial	R40-OV	0.08	0.08	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0	0	0	0	0	-	-	See 6382-021-040.
59	6383-001-025 ⁽²⁾	C-G	C - Commercial	R40-OV	1.08	1.08	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0	13	2	3	8	24,845.0	22,179.8	The property is the site of Big Saver Foods, a grocery store with large surface parking lot. Adjacent uses include single-family residences.
60	6383-001-026 ⁽²⁾	C-G	C - Commercial	R40-OV	0.8	0.80	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0	9	1	2	6	2,205.0	32,673.6	See 6383-001-025.
61	8121-025-017	C-G	C - Commercial	R40-OV	0.87	0.87	4502 ROSEMEAD BLVD	CHOW CECILIA L J M AND C L CHOW TRUST	35	0.35	0	10	2	3	5	12,742.4	25,169.7	The corner property is the site of a small strip mall with recent improvements, consisting of restaurants and a mix of businesses with a large surface parking lot in front. Adjacent



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																		uses included a large vacant site and a Norms restaurant with a large surface parking lot.
62	8121-026-017	C-G	C - Commercial	R40-OV	1.11	1.11	4518 ROSEMEAD BLVD	GONZALEZ LUDIVINA LUDIVINA GONZALEZ TRUST	35	0.35	0	13	2	3	8	19,966.6	28,466.1	The property is the site of a small strip mall, consisting of restaurants and a mix of businesses with a large surface parking lot. Adjacent uses include a Drive-thru dairy business, multi-family residences, and a utilities site.
63	8121-026-020	C-G	C - Commercial	R40-OV	0.51	0.51	9001 BEVERLY RD	KIM TAE K AND MYUNG H TRS KIM FAMILY TRUST	35	0.35	0	6	1	1	4	2,830.5	19,499.0	The corner property is the site of a drive through liquor/convenience store with a large surface parking lot. Adjacent uses include multi-family residences and a commercial strip mall with surface parking.
64	8122-005-039	IPD	LI - Light Industrial	R40-OV	2.90	2.90	4334 SAN GABRIEL RIVER PKWY	EXTRA SPACE PROPERTIES 103 LLC	35	0.35	0	35	7	10	18	57,064.6	69,121.2	The corner property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the eight storage buildings. Adjacent uses include the Albert Robles Center for water recycling and environmental learning and the San Gabriel River.
65	8122-011-027	IPD	LI - Light Industrial	R40-OV	2.74	2.74	9612 BEVERLY BLVD	EXTRA SPACE OF PICO RIVERA LLC	35	0.35	0	33	6	9	18	58,778.9	60,110.9	The property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the eight storage buildings. Adjacent structures include the Pico Rivera Community Center and industrial uses.
66	6368-017-002 ⁽¹⁾	P-A	C - Commercial	R40-OV	0.91	0.91	8345 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	22	4	6	12	-	39,595.8	Rio Hondo Medical Plaza. The property contains large surface parking lot areas, including vehicle storage and several one and two story dated medical office buildings. The property is adjacent to existing multi-family residential uses along Telegraph Rd.
67	6368-017-003 ⁽¹⁾	P-A	C - Commercial	R40-OV	1.87	1.87	8359 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	46	9	13	24	-	-	See 6368-017-002.



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68	6368-017-005 ⁽¹⁾	P-A	C - Commercial	R40-OV	1.36	1.36	8432 BIRCHBARK AVE	RIO HONDO MEDICAL PLAZA LLC	25	1	0	34	6	10	18	16,950.3	42,313.1	See 6368-017-002.
69	6368-017-006 ⁽¹⁾	P-A	C - Commercial	R40-OV	1.14	1.14	8337 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0	28	5	8	15	22,718.3	26,909.0	See 6368-017-002.